

Thursday, 19 December 2019

KERRY SIMMONDS

28 Plover Street

Peregian Beach, QLD 4573

Dear Sir/Madam,

Our Ref: JSCQ00341v5

Site Address: 28 Plover Street Peregian Beach QLD Australia 4573

Insurer: Suncorp Metway Insurance Limited

Claim Ref: 1029359738

Introduction

Our team at Johns Lyng Group appreciate an Insurance claim is a disruption to your regular life and we aim to assist you by focusing on your specific needs when rectifying your damaged property. Due to our quality workmanship and excellent customer service, your Insurer has identified and selected Johns Lyng Insurance Building Solutions (Brisbane) Pty Ltd (**Johns Lyng**) as its preferred builder.

Capitalised terms in this letter have the same meaning as corresponding terms defined in the attached Cost Plus Insurance Works Contract (**Contract**).

Contract and Commencement

Please carefully review the attached Contract which forms the basis of your engagement of Johns Lyng. The cost of the Works and the amount Johns Lyng is to receive under the Contract cannot be accurately calculated at this time without carrying out some Works and may be subject to change in accordance with the Contract. Subject to and in accordance with the Contract, payment for the Works is expected to be made by your Insurer on your behalf as work is performed and costs are incurred by Johns Lyng and will include the addition of a margin and GST.

We also attach the Consumer Building Guide for your information and review.

In order for Johns Lyng to commence the Works, we require you to date and sign the Contract, pay the attached Excess tax invoice (if applicable), and provide us with access to your Property. We will provide you with a copy of the Contract signed on behalf of Johns Lyng and attachments within **5 business days** of you returning your signed copy of the Contract and a notice of commencement of Works within **10 business days** of commencement

Contact

I have been appointed to coordinate and manage the Works at your Property. Should you have any queries at any time during the duration of the Works, please contact me directly on the details below.

Yours sincerely,



Mobile:  Phone: (03) 9272 0000 Email: 

COST PLUS INSURANCE WORKS CONTRACT (QLD)

For Works Over \$3,300.00

PARTICULARS AND DEFINITIONS

Owner: KERRY SIMMONDS

Mailing Address: 28 Plover Street Peregrine Beach QLD Australia 4573

Email: CHELTENHAMMOVES@OPTUSNET.COM.AU Ph: _____

Site/Property: 28 Plover Street Peregrine Beach QLD Australia 4573

Insurer: SunCorp Metway Insurance Limited **Excess:** Not Applicable

Policy: **Claim:** 1029359738

Contractor: Johns Lyng Insurance Building Solutions (Brisbane) Pty Ltd ABN: 99465034845
Licence Number 15006247
7 Terrace Place Murarrie QLD 4172
Primary Contact: Scott Greig Ph: (03) 9272 0000
Ph: 0408462386

Works: means the restoration and refurbishment of the Property by the Contractor in accordance with:

- (a) the attached **Scope of Works**;
- (b) any plans and/or specifications attached to and/or referred to in the Scope of Works (**Plans and Specifications**); and
- (c) the attached Statutory Notices, Warnings and Terms, and Terms and Conditions.

Commencement Date: means later of 23 Dec 2019 or the date the Owner gives the Contractor access to the Property and pays any Excess, and in either case within 10 business days after the Contractor gives the Owner written notice that the Works have commenced.

Date For Practical Completion: means later of 07 Jul 2020 or 197.00 days from the Commencement Date.

Cost Plus Price: means the actual cost to be incurred by the Contractor:

- (i) in acquiring materials specified in the Contract or required for the Works; and
- (ii) in performing the Works specified in the Contract,

together with any allowances set out in the Scope of Works additional amount of 10% for GST and 15% for margin (overheads, preliminaries and profit), of that cost.

A fair and reasonable estimate of the total amount of money the Contractor is likely to receive under the Contract is 597145.318 as set out in the Quotation provided to the Insurer (available upon request), which is the aggregate estimate of the Cost Plus Price (i.e. materials, performance, GST and margin).

WARNING

The Cost Plus Price of this Contract is not fixed, but may be altered as a result of:

- Authorities fees (clause 5);
- Rise and fall (clause 7);
- Works outside Policy (clause 11);
- Claim denied, withdrawn or invalid (clause 12); and
- Variations (clauses 15 to 17).

Signing Page

Contract signed for and on behalf of the Owner

Date: 19 Dec 2019

Contract signed for and on behalf of the Contractor

Date: 19 Dec 2019

SITE ADDRESS 28 Plover Street Peregrine Beach QLD Australia 4573

SCOPE OF WORKS

1 PRELIMINARIES

- 1.1 Certification and council fees; PROVISIONAL SUM ALLOWANCE
- 1.2 Upgrade architectural drawings to construction drawings (No allowance for changes to design or upgrades)
- 1.3 Upgrade engineering drawings to construction drawings (No allowance for changes to design or upgrades)
- 1.4 Engineer Inspections - site inspections and associated Form 16's;
- 1.5 Hire of portable toilet, serviced once a fortnight.
- 1.6 Final builders clean on completion
- 1.7 Allowance to protect the veranda and carport decking throughout works
- 1.8 Equipment hire - 50 Tonne Slew Crane Hire including dogman for 3 days PROVISIONAL SUM
- 1.9 Allowance for delivery of materials to site
- 1.10 Hire equipment to facilitate repairs
- 1.11 Supply and installation of perimeter scaffold to facilitate the works to the walls, roof and external feature timber screen to the East Elevation; Supply and install internal scaffold to facilitate the installation and painting of the new timber ceiling; Allowance for 6 weeks hire

2 SELECTIONS

- 2.1 Client to advise in writing within seven days of any particular requirements they have regarding materials to be used, especially relevant to areas being matched where Johns Lyng Group will install similar quality and finishes to what currently exists.
- 2.2 The fixtures, fittings and finishes referred to in the quotation have been taken from " Appendix A " - Owner specified Items, limited site attendance, and similar alternatives

3 BEDROOM 1 (3.3m x 3.835m x 5.0m high)

- 3.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 58 m2
- 3.2 Supply and install timber trim cornice; approx 25l/m
- 3.3 Supply and install timber 42x11 skirting and 42x11 architrave; approx 51 l/m
- 3.4 Supply and install internal door including hinges, stops and jamb 2040x820x35 - Supply and install new locks and hardware; D1.05; 1no.
- 3.5 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 25 l/m
- 3.6 Prepare and stain exposed ceiling joists and underside of timber T & G floor with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 2.3m2

3.7 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 58m2

3.8 Prepare and varnish skirtings and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 51 l/m

3.9 Prepare and varnish standard size door, both sides, and jamb with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; D1.05; 1no.

3.10 ROBES - Supply and install hoop pine solid routed timber doors with standard shelves and drawers; Timber veneer bulkheads;

4 DEMOLITION WORKS

4.1 Remove and dispose of 1st floor timber floor frame and timber T & G flooring; approx 84m2

4.2 Remove and set aside the tarps that currently cover the property; approx 210m2

4.3 JOB NOTE:- Main demolition works will be undertaken as a separate contract.

5 BATHROOM (2.3m x 2.425m x 2.4m x 2.495m high)

5.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 30m2

5.2 Supply and install timber trim cornice; approx 11.5 l/m

5.3 Supply and install internal door including hinges, stops and jamb 2040x820x35 - Supply and install new locks and hardware; D1.05; 1no.

5.4 Supply and install timber 42x11 architrave; approx 12.5 l/m

5.5 Supply and apply waterproofing membrane including all penetrations angels and bandage joints in accordance with Australian Standards AS3740-2010. Supply form 16 on completion.

5.6 Supply and install floor bedding to create sufficient floor falls

5.7 Supply and install 6mm tile underlay (FSC); approx 7m2

5.8 Supply and install 300mm x 300mm tiled hob to the shower area; approx 1300mm long.

5.9 Supply marble floor tiles to best match existing flooring as close as possible to manufacturer's availability [PC \$50 per m2); approx. 9m2 including wastage

5.10 Install marble floor tiles to best match existing flooring as close as possible to manufacturer's availability, including sundries delivery's; approx. 8.2m2

5.11 Supply marble wall tiles to best match existing wall tiles as close as possible to manufacturer's availability [PC \$50 per m2); approx. 12.1m2 including wastage

5.12 Install marble wall tiles to best match existing wall tiles as close as possible to manufacturer's availability, including sundries delivery's; approx. 11 m2

5.13 Supply marble skirting tiles to best match existing skirting as close as possible to manufacturer's availability [PC \$50 per m2); approx. 0.5 m2 including wastage

5.14 Install marble skirting tiles to best match existing skirting as close as possible to manufacturer's availability, including sundries delivery's; approx. 3.5 m

5.15 Supply and install mosaic (double layer) wall tiles to the top of the wall tiles; approx 3.6m

5.16 Supply and install framed shower screen and door; 900mm x 1100mm

5.17 Supply and 1600mm Vanity - Door and drawer fronts - Solid Routed timber (Hoop Pine) with white melamine carcass, Moulded acrylic top and basin, with timber edge

5.18 Supply and install matching mirror shaving cabinet over vanity (matching vanity)

5.19 Prepare and stain exposed ceiling joists and underside of timber T & G floor with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 7.9m2

5.20 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 11.5 l/m

5.21 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 19m2

5.22 Prepare and varnish architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 12.5 l/m

5.23 Prepare and varnish standard size door, both sides, and jamb with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; D1.05; 1no.

5.24 Supply and install double towel rail, bath soap holder and shower soap holder; PC ALLOWANCE \$545.00

5.25 Supply and install floor waste grate

5.26 Supply and install silicone to the floor and wall tile joints on completion

5.27 Install of bath - including supply and install of bath frame, bath and FC hob to side and end

6 WC (0.923m x 1.615m x 2.495m high)

6.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 13.5m2

6.2 Supply and install timber trim cornice; approx 5.1 l/m

6.3 Supply and install internal door including hinges, stops and jamb 2040x720x35 - Supply and install new locks and hardware; D1.06; 1no.

6.4 Supply and install timber 42x11 architrave; approx 15 l/m

6.5 Supply and apply waterproofing membrane including all penetrations angels and bandage joints in accordance with Australian Standards AS3740-2010. Supply form 16 on completion.

6.6 Supply and install floor bedding to create sufficient floor falls

6.7 Supply and install 6mm tile underlay (FSC); approx 1.5m2

6.8 Supply marble floor tiles to best match existing flooring as close as possible to manufacturer's availability [PC \$50 per m2]; approx. 1.65m2 including wastage

6.9 Install marble floor tiles to best match existing flooring as close as possible to manufacturer's availability, including sundries delivery's; approx. 1.5m2

6.10 Supply marble skirting tiles to best match existing skirting as close as possible to manufacturer's availability [PC \$50 per m2]; approx. 0.6 m2 including wastage

6.11 Install marble skirting tiles to best match existing skirting as close as possible to manufacturer's availability, including sundries delivery's; approx. 5.0m

6.12 Prepare and stain exposed ceiling joists and underside of timber T & G floor with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 1.5m2

6.13 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 5.1 l/m

6.14 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 13.5m2

- 6.15 Prepare and varnish architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 15 l/m
- 6.16 Prepare and varnish standard size door, both sides, and jamb with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; D1.05; 1no.
- 6.17 Supply and install toilet roll holder; PC ALLOWANCE \$82.00
- 6.18 Supply and install silicone to the floor and wall tile joints on completion

7 HALLWAY (0.923m x 1.045m x 2.495m)

- 7.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 3.4m²
- 7.2 Supply and install timber trim cornice; approx 4l/m
- 7.3 Supply and install timber 42x11 skirting and 42x11 architrave; approx 22 l/m
- 7.4 Supply and install internal sliding door including jamb, sliding rail and pelmet 2040x820x35 - Supply and install new locks and hardware; D1.04; 1no.
- 7.5 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 4 l/m
- 7.6 Prepare and stain exposed ceiling joists and underside of timber T & G floor with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 1m²
- 7.7 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 3.4m²
- 7.8 Prepare and varnish skirtings and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 22 l/m
- 7.9 Prepare and varnish standard size door, both sides, and jamb with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; D1.04; 1no.

8 KITCHEN (3.2m x 3.4m PLUS 1.4m x 1.6m x 2.495m high)

- 8.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 36m²
- 8.2 Supply and install timber trim cornice; approx 13.6 l/m
- 8.3 Supply and install timber 42x11 skirting and 42x11 architrave; approx 24.9 l/m
- 8.4 Supply and install internal door including cavity slider, stops and jamb 2040x820x35 - Supply and install new locks and hardware; D1.04; 1no.
- 8.5 Prepare and stain ceiling joists and underside of timber T & G floor with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 13.2m²
- 8.6 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 13.6 l/m
- 8.7 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 36m²
- 8.8 Prepare and varnish skirtings and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 24.9 l/m

- 8.9 Supply and install kitchen cabinets (hoop pine doors and drawer fronts, with white melamine carcass) ; Supply and install hoop pine over head cabinets with glass inserts; Supply and install solid timber over head open shelf; Supply and install solid timber pantry with sliding door, melamine shelves and broom cupboard; Supply and install stainless steel 1 1/2 bowl sink. Supply and install 40mm laminated bench top with solid hoop pine edge;
- 8.10 Supply ceramic wall tiles to best match existing wall tiles as close as possible to manufacturer's availability [PC \$35 per m2]; approx. 4m2 including wastage
- 8.11 Install ceramic wall tiles to best match existing wall tiles as close as possible to manufacturer's availability, including sundries delivery's; approx. 3.6 m2
- 8.12 Prepare and varnish standard size door, both sides, and jamb with an acrylic/oil system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; D1.05
- 8.13 Supply and install tiled mosaic strip to the top of the tiled splashback; approx 5 l/m

9 LOUNGE (6.5m x 3.2m x 5.75m high)

- 9.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 36m2
- 9.2 Supply and install timber trim cornice; approx 11 l/m
- 9.3 Supply and install timber 42x11 skirting and 42x11 architrave; approx 24.9 l/m
- 9.4 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 11l/m
- 9.5 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 36 m2
- 9.6 Prepare and varnish skirtings and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 24.9 l/m

10 DINING (3.8m x 2.7m PLUS 1.2m x 1.8m x 5.75m high)

- 10.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 31m2
- 10.2 Supply and install timber trim cornice; approx 12 l/m
- 10.3 Supply and install timber 42x11 skirting and 42x11 architrave; approx 25.9 l/m
- 10.4 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 12 l/m
- 10.5 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 31m2
- 10.6 Prepare and varnish skirtings and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 25.9 l/m

11 LOFT (5.3m x 3.0m PLUS 3.2m x 2.7m x 3.4m high)

- 11.1 Supply and install plasterboard sheeting to walls with 10mm plaster sheeting all will be installed in accordance with AS/NZS 2589 and AS 3740; sand and set on completion; approx. 48 m2
- 11.2 Supply and install timber trim cornice; approx 14.5 l/m
- 11.3 Supply and install timber 42x11 skirting and 42x11 architrave; approx 51.8 l/m

11.4 Prepare and paint timber cornice with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 14.5 l/m

11.6 Prepare and paint wall linings with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 48m²

11.5 Supply and install timber top rail to the top of the balustrade walls; approx 12.4 l/m

11.7 Prepare and varnish skirtings and architraves with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 51.8 l/m

11.8 Prepare and varnish timber top rail with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 12.4l/m

11.9 Supply and install pine timber stairs, to include treads, risers, stringers and balustrade; balustrade to continue down to the floor as per photo in drawings (DS_0071 on Drawing no. A 13.02)

11.10 Sand and seal timber stairs

11.11 Prepare and varnish timber balustrade and 2 x timber columns with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 12.4 l/m

11.12 JOINERY - Supply and install hoop pine joinery shelving and hanging rail to the store

12 LOWER FLOOR

12.1 Prepare and stain ceiling joists and underside of timber T & G floor with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 82 m²

12.2 Bleed seal, prepare and paint plasterboard walls with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 35m²

13 ELECTRICAL

13.1 Temporary Construction Power - Supply and install 1 x 40a Temporary Construction Power Pole.

13.2 Upgrade of meter box with all appropriate switches and circuit breakers.

13.3 Power - Supply and install new double GPO's, including wiring:- Lounge - 4no; Study - 1no; Kitchen - 3no.; Bedroom - 2no.; Loft bedroom - 2no.; Supply and install single GPO, including wiring:- Kitchen - 2no.; Bathroom - 1no.; Supply and install new single weather proof GPO to the carport/verandah, including wiring; 1no.

13.4 Lighting - Supply and install 6 x external feature/wall lights, with 1 x single gang light switch; PC ALLOWANCE \$80.00 / fitting

13.5 Lighting - Supply and install new lighting, including wiring and light switches; LOUNGE - 1no. wall light, 2no. wall spotlights and 2no 3 gang light switches; STUDY - 2no. wall lights, 1no. pendant light, 2no. single gang light switches and 1no. 2 gang light switch; STAIRS - 1no. wall light and 1 x single gang light switch; KITCHEN - 1no. wall light, 1 no. rack light above sink, 1no. fluoro light under shelf and 4no single gang light switches....CONTD.....

13.6TOILET - 1no. wall light and 1no. single gang light switch; BATHROOM - 2no. wall lights and 1no single gang light switch; BEDROOM - 4no. wall lights, 1no. pendant light, 2no. single gang light switches and 1no. 2 gang light switch; LOFT BEDROOM - 4no. wall lights and 4no. single gang light switches

13.7 JOB NOTE:- PC ALLOWANCES - Wall Light - \$80.00 / each; Bathroom & Toilet Wall Lights - \$50.00 / each; Pendant Light \$100.00 / each; Rack Light - \$100.00 / each; Lounge room wall spot lights - \$50.00 / each

13.8 Ceiling Fan - Supply and install of new ceiling fan, wiring and fan controller; LOUNGE - 1no.; BEDROOM - 1no.;

- 13.9 JOB NOTE:- PC ALLOWANCE for Ceiling Fan is \$200.00 each.
- 13.10 Phone Point - Supply and install of 1 x phone point to the bedroom.
- 13.11 Television - Supply and install of new TV point; LOFT BEDROOM - 1no.; LOUNGE - 2no.
- 13.12 Smoke Detection - Supply and install of 7 x 240v interconnected smoke alarms
- 13.13 Supply and Installation of new TV aerial and running of TV cables to 3 TV points in house - 2 Lounge room & Loft Bedroom
- 13.14 Removal of electrical items to the ground floor as this is not being demolished; Disconnection of electrical items to ground floor and reconnection upon completion of works - 40 items
- 13.15 Supply and installation of Freestanding stove/cooktop Stainless Steel (Chef 54cm CFE547SB) and Fixed Rangehood Stainless Steel (Chef 60cm CRF610SA)
- 13.16 Testing and Commissioning - Form 16's

14 PLUMBING.

- 14.1 BATHROOM - PC item (\$120) - Supply vanity tap set for bathroom (1)
- 14.2 BATHROOM - PC item (\$120) - Supply shower tap set for bathroom (1)
- 14.3 BATHROOM - PC item (\$150 each) - Supply shower hose with grabrail
- 14.4 BATHROOM - PC item (\$550) - Supply pressed metal bath (1)
- 14.5 BATHROOM - PC item (\$150) - Supply bath tap set and spout (1)
- 14.6 WC - PC item (\$350.00) - Supply ceramic toilets (1)
- 14.7 KITCHEN - PC item (\$150.00)- Supply kitchen sink flick mixer
- 14.8 KITCHEN - PC item (\$600.00)- Supply dish washer
- 14.9 Allowance for new rough in plumbing to bathroom, WC and kitchen This to include water and wastes to shower, vanity and toilet.
- 14.10 Plumbing fit off to all plumbing items in bathroom, WC and kitchen.
- 14.11 Supply and install solar hot water unit to the roof; allowance for new rough-in, fit off and all items associated with the new install
- 14.12 Allowance for new stackpipes to the ensuite and bathroom
- 14.13 Tempering valve upgrade
- 14.14 Lodgement fee - Form 4

15 WINDOWS AND DOORS

- 15.1 Install all windows, and external doors, including jambs and hardware/locks
- 15.2 Prepare and paint external windows and doors, including jambs - externally and internally
- 15.3 Supply and delivery of D1.01 & D1.03: - 2120H x 1600w 140 x 32 head, frame and sill. Pair single light French doors, Rebated to centre, 3 x heavy duty SS hinges per leaf, clear 6.38 laminated Safety glass. One lockable and one non lockable drop bolt to inactive leaf ; Produced in Amoora
- 15.4 Supply and delivery of D1.02:- 2120h x 880w 140 x 32 head, frame and sill. Single light single hinged door. 3 x heavy duty SS hinges, clear 6.38 laminated safety glass. Produced in Amoora
- 15.5 Supply and delivery of W11.01, 02, 05, 06, 07, 09, W2.01, 02, 03;- 1050h x 1500w 140 x 32 head and jambs, 42mm kwila sill. Single light ; Awning window on SS friction stays, Awning latch in satin chrome, 6.38 clear laminated safety glass Produced in Amoora

- 15.6 Supply and delivery of W1.03 ; 2120h x 1500w 140 x 32 head and jambs, 42mm kwila sill, Single Light awning sash above a fixed glass panel. SS friction stays, clear 6.38 laminated safety glass. Produced in Amoora
- 15.7 Supply and delivery of W1.08;- 140 x 32 head and jambs, 42mm kwila sill. Single light Fixed sash in frame. 6.38 laminated safety glass. Produced in Amoora.
- 15.8 Supply and delivery of Curtain Wall;- Nominally 7508h x 6800w Composite window comprising 20 sashes Of fixed glass and awning windows. 140 x 42 construction with 6.38mm Clear laminated safety glass Produced in Amoora
- 15.9 Allowance for grey tint to the curtain wall windows
- 15.10 Supply and delivery of W1.04;- 5795h x 400w 140 x 42 head, jambs and 42mm sill. Fixed glass upper pair Of awning sashes lower. Ss friction stays and satin chrome awning latches. Orange patterned glass; Produced in Amoora.
- 15.11 Supply and delivery of W2.04, 05;- 750h x 1052w 140 x 32 head and jambs, 42mm kwila sill. Single ply clad awning; Sash to match wall cladding. SS friction stays. Produced in Western red Cedar.
- 15.12 Supply and install new flyscreen with standard powdercoated frame to W1.01.
- 15.13 Supply and install one coat Sikken's anti mould HLS primer during manufacture
- 15.14 Delivery to site

16 INSULATION

- 16.1 Supply and install R2.0 Wall batts to all new external walls; approx 62m2
- 16.2 Supply and install R2.5 Ceiling batts to all roofed area; approx 82m2

17 FLOOR FRAMING

- 17.1 LOWER FLOOR FLOORING - Supply and install floor framing as per engineers drawings (Drawing no 190198_04); To include all floor beams, floor joists, and timber posts as per the drawings; Approx 82m2
- 17.2 UPPER FLOOR (loft) FRAMING PLAN - Supply and install floor framing as per engineers drawings (Drawing no 190198_05); To include floor joists, lintels, timber posts and struts; approx 21m2

18 WALL FRAMING

- 18.1 Supply and install internal and external wall framing to the 1st floor and upper level loft walls, as per the engineer plans; This includes all LVL beams, posts, lintels, tie down, sarking and bracing as per the bracing plans; approx 80Lm

19 ROOF FRAMING

- 19.1 ROOF FRAMING - Supply and install roof framing as per the engineers drawings. This includes all roof beams, rafters, lintels, timber posts, bracing and tie downs as per the drawings; approx 102m2; Allowance for
- 19.2 CARPORT/VERANDAH ROOF FRAMING - Supply and install veranda and carport roof framing as per engineers drawings (Drawing no 190198_05); To include rafters, roof beams, veranda beams and struts; approx 91m2

20 FLOORING

- 20.1 TIMBER FLOOR - Supply and install 87 x 31mm T & G pine flooring, with VJ groove to the underside of the floor boards (the underside of the floor is exposed); Sand and seal on completion; approx.97m2 (1st floor and loft)

21 RAKED CEILING

- 21.1 Supply and install T & G 87mm pine ceiling to the underside of the roof; approx 125m2
- 21.2 Supply and install ceiling battens and noggings to facilitate the installation of the new ceiling; approx 125m2
- 21.3 Prepare and varnish ceiling with a one coat primer and two coat minimum requirement oil/acrylic system in a colour as close as practical to best match existing finish as per AS/NZ 2311. 2009; approx 125m2
- 21.4 JOB NOTE- The eaves are lined the same as the ceiling; the eaves has been included in the quantity.

22 ROOF

- 22.1 MAIN ROOF - Supply and install 70 x 38mm timber roof battens to main roof; approx 290Lm
- 22.2 MAIN ROOF - Supply and install of intermediate safety battens to main roof; approx 182Lm
- 22.3 MAIN ROOF - Supply and install 0.42BMT Colorbond ULTRA corrugated roof; approx 172m2
- 22.4 MAIN ROOF - Supply and install R1.5 60mm foil backed blanket to the main house roof; approx 140m2
- 22.5 MAIN ROOF - Allowance for installation of flashings
- 22.6 MAIN ROOF - Supply and install change of pitch flashing
- 22.7 CARPORT / VERANDAH - Supply and install 70 x 38mm timber roof battens to main roof; approx 181Lm
- 22.8 CARPORT / VERANDAH - Supply and install of intermediate safety battens to main roof; approx 106Lm
- 22.9 CARPORT / VERANDAH - Supply and install 0.42BMT Colorbond ULTRA corrugated roof; approx 96m2
- 22.10 CARPORT / VERANDAH - Allowance for installation of flashings
- 22.11 WINDOW HOOD - Supply and install 70 x 38mm timber roof battens to main roof; approx 9Lm
- 22.12 WINDOW HOOD - Supply and install 0.42BMT Colorbond ULTRA corrugated roof; approx 6m2
- 22.13 WINDOW HOOD- Allowance for installation of flashings

23 PROVISIONAL SUM ALLOWANCES

- 23.1 Storm water upgrades; PROVISIONAL SUM ALLOWANCE (IF REQUIRED FOR BA)
- 23.2 Painting of the downpipes ; 7 no
- 23.3 Additional allowance for supply and install of exposed hardwood roof beams - size to be confirmed by the engineer and species to be confirmed by the timber supplier prior to works commencing.
- 23.4 Supply and install 90mm PVC downpipes; 7 no.; PROVISIONAL SUM ALLOWANCE (IF REQUIRED FOR BA)
- 23.5 Supply and install Colorbond ULTRA guttering; approx 55 l/m; PROVISIONAL SUM ALLOWANCE (IF REQUIRED FOR BA)

24 EXTERNAL

- 24.1 Supply and install external cladding - TO BE CONFIRMED (100mm grove spacing); Includes corner mouldings, 55 x 20mm mouldings around the windows/doors and 55mm x 20mm vertical mouldings at 700 centres as per existing; approx 80m2; WALL CLADDING TYPE TO BE CONFIRMED BY INSURED / SUPERVISOR DUE TO AVAILABILITY
- 24.2 Supply and install external cladding under the carport to the Western elevation - treated pine 125mm cover shiplap cladding, laid diagonal under carport only; approx 9m2
- 24.3 Prepare and paint (Bleaching stain) external western red cedar plywood planked wall cladding, ship lap cladding under the carport and all associated mouldings; approx 112 m2
- 24.4 Supply and install external timber fascia and barge; 250 x 25mm HWD; approx 91 l/m
- 24.5 Prepare and paint external surfaces - timber fascia; approx 91 l/m
- 24.6 Supply and install timber lattice screen and door/gate; 3m wide x 2.5m high; Supply and install new timber lattice panel; 3m wide x 1.5m high
- 24.7 Prepare and paint timber lattice screen and door/gate; 3m wide x 2.5m high; Prepare and paint new timber lattice panel; 3m wide x 1.5m high
- 24.8 Supply and install feature timber screen to the rear eastern elevation; Supply and install 90 x 45 F27 members with 3 horizontal platforms made out of decking boards; As per eng drawing 190198_07 and Architectural photo DSC_0045; Supply and install lattice panel to Southern elevation of the feature screen; approx 14m wide x 12m high
- 24.9 Supply and install 2no. urban track awnings with gear box (clear PVC cafe blinds) - 2no. @ 3500mm x 2100mm
- 24.10 Prepare and paint (Bleaching stain) the rear eastern elevation feature timber screen; approx 14m wide x 12m high; As per eng drawing 190198_07 and Architectural photo DSC_0045
- 24.11 Supply and install 90mm treated radiata pine decking to the underside of the verandah and carport roof; includes battens as required; approx 88m2
- 24.12 Prepare and paint decking board ceiling to the verandah and carport; approx 88m2

STANDARD EXCLUSIONS

Any item not detailed in scope of works

Fees or work associated with upgrading required by any authority including BAL and Energy Rating.

Special Union or Worksafe requirements

Accommodation costs due to problems associated with this type of work

Fees or costs associated with negotiation or application to Town Planning authority

Fees or costs associated with site re-establishment costs

No allowance for upgrades to septic/sewer system unless included in the scope of works.

Assumption that we are able to connect into the existing water and sewers, located outside the footprint of the building; no allowance for upgrades or to repair existing if damage is found during the rebuild.

No allowance for any upgrades associated with bush fire ratings, flood plain upgrades, energy efficiency upgrades or noise corridor upgrades.

No allowance for reimbursing the insured for power or water used during the works; Insured should discuss with the insurance company in regards to this.

SITE SPECIFIC COMMENTS

JOB NOTE:- External wall cladding design and materials to be confirmed between builder and insured prior to works commencing.

JOB NOTE:- Grey tint has been allowed for to the curtain wall windows as discussed on site.

JOB NOTE:- Ground floor repairs will be submitted as a variation once the full scope of repairs is confirmed.

JOB NOTE:- Timber species of windows is Amoora. An email has been sent with product sheets and specifications. This is to be confirmed prior to ordering windows.

JOB NOTE:- Radiata pine has been allowed for to the main exposed timber T & G ceiling.

JOB NOTE:- Flooring - Araucaria Pine (Hoop Pine) has been allowed for; We have an option to do the flooring in slash pine, but the floor will be 21mm thick (10mm less than the hoop pine floor we have quoted in 31mm thick.

JOB NOTE:- Engineer and timber supplier to confirm the species and size of exposed roof beams prior to works commencing. This is to be designed and confirmed with the insured prior to ordering of materials.

JOB NOTE:- F27 HWD floor joists allowed for to the 1st floor and loft area.

JOB NOTE:- All trims are Sliced Pacific Maple; 42 x 11mm architraves and skirting

JOB NOTE:- The ground floor of the property will be assessed once the property has been enclosed; A restoration company will assess and advise what works are required to be undertaken to ensure the property is returned to pre-loss condition.

JOB NOTE:- Painting works to be discussed with the insured and a painting schedule/specification produced by the painter prior to works commencing.

JOB NOTE:- Supervisor to carry out a Dilapidation Survey of the property prior to works commencing

Estimate is subject to plans and specification's; The estimate has been scoped on a 'like for like' basis; No allowance for upgrades

Estimate is subject to Owner's selections of PC items

Demolition has not been included in this estimate. Demolition quote has been provided in a separate quote. This estimate assumes a flat level site ready for set out.

No allowance for fees associated with installation of satellite tv (foxtel etc) or internet - insured is required to engage the supplier directly

27 BUILDERS OVERHEADS

- 27.1 Provide public liability insurance to \$20M and insure property to the extent of the contract whilst works proceed
- 27.2 Provide Domestic Building Insurance Certificate in accordance with Scope of Works & Statutory requirements (Allowance is Exclusive of GST)
- 27.3 Payment of Q-leave levy's as required for works over the Total value of \$150,00
- 27.4 Provide adequate Administration for works as detailed
- 27.5 Provide adequate Supervision for works as detailed
- 27.6 Provide adequate Project Management oversight as detailed

And the following Plans and Specifications (if any):

STATUTORY NOTICES, WARNINGS AND TERMS

Defined Terms

A capitalised word or phrase used in the Contract has the meaning set out in the Particulars or as defined in **bold** elsewhere in the Contract.

Right to Withdrawn from the Contract (Cooling off period)

The Owner may have a right to withdraw from the Contract under schedule section 35 but subject to schedule sections 36 to 39 of Schedule 1B of the *Queensland Building and Construction Commission Act 1991* (QLD) (**QBCCA**), including, the right to withdraw from the Contract within 5 business days after the day on which the Owner received a copy of the signed Contract.

Certificates

The Contractor must give the Owner a copy of each certificate of inspection issued by the building certifier (if any).

Statutory Warranties

Materials

1. The Contractor warrants that all materials to be supplied for use in the Works-
 - (a) will be good and, having regard to the *relevant criteria* (refer below), suitable for the purpose for which they are used; and
 - (b) unless otherwise stated in the Contract, will be new.

Relevant criteria, for materials, means-

- (c) generally accepted practices or standards applied in the building industry for the materials; or
 - (d) specifications, instructions or recommendations of manufacturers or suppliers of the materials.
2. Subsection 1 does not apply to the Contractor for materials if-
 - (a) the Owner is responsible for nominating the materials for use in the subject work; and
 - (b) either-
 - (i) there are no reasonable grounds for not using the materials; or
 - (ii) if there are reasonable grounds for not using the materials-the Owner insists on the materials being used despite written advice to the contrary given to the Owner by the Contractor.
3. The Owner is responsible for nominating materials for use in the Works only if-
 - (a) the Owner nominates the materials specifically; and
 - (b) the nomination is made without any recommendation, representation, suggestion or other approach being made to the Owner by the Contractor-
 - (i) supporting, or approving, the use of the materials; or
 - (ii) criticising, or disapproving the use of, other materials that could be considered to be appropriate for use for the purpose for which the materials nominated by the Owner are to be used.

Legal requirements

The Contractor warrants the Works will be carried out in accordance with all relevant laws and legal requirements, including, for example, the *Building Act 1975*.

Standard of work and exercise of care and skill

The Contractor warrants the Works will be carried out in an appropriate and skilful way and with reasonable care and skill.

Plans and Specifications

If Plans and Specifications form part of the Contract, the Contractor warrants the Works will be carried out in accordance with the Plans and Specifications.

Suitability for occupation

If the Works are intended to renovate, alter, extend, improve or repair a home to a stage suitable for occupation, the Contractor warrants the home will be suitable for occupation when the Works are finished.

Carrying out work with reasonable diligence

The Contractor warrants the Works will be carried out with reasonable diligence.

TERMS AND CONDITIONS

Access and Excess

1. The Owner must:
 - (a) provide the Contractor with sufficient access to the Site to carry out the Works and continue to provide such access until the Works have been completed;
 - (b) pay any excess that is payable in relation to the Claim / Policy to the Contractor in accordance with the attached tax invoice (if any); and
 - (c) if and as required and requested by the Contractor, complete any maintenance or repairs which may have contributed to the cause of any damage at the Site not covered by the Policy.

Works

2. The Contractor will commence the Works on the Commencement Date.
3. The Contractor will complete the Works within a reasonable time having regard to the nature of the Works and subject to any delays not caused by the Contractor or not within the Contractor's reasonable control, or such other date agreed to in writing by the parties.
4. The Contractor is entitled to an extension of time to complete the Works for any delay to the Works not caused by the Contractor or caused by a Variation referred to in clauses 15 to 17.
5. If required by the municipal council, a government agency, utility provider or any other authorised persons having jurisdiction over the Works (**Authorities**), the Owner shall be responsible for obtaining and paying for any approvals, consents, licences, permits, reports, certificates, lodging any applications and/or serving any notices or advertisements and any associated fees required in relation to:
 - (a) the Works; and/or
 - (b) any property that neighbours the Site.
6. The Owner authorises the Contractor to obtain any information from Authorities as and when required.
7. The Contractor has the right at any time in its absolute discretion to correct errors in calculations or other errors in the Cost Plus Price or costing of the Works or adjust the Cost Plus Price for rise and fall.
8. The Owner acknowledges and agrees that the Contractor shall not be liable for any claim for consequential loss or damage or for latent defects of whatsoever nature.
9. Any plant and equipment delivered to the Site is owned by the Contractor. The Owner indemnifies the Contractor against any loss or damage to such plant and equipment caused by the Owner.

The Policy and the Claim

10. The Owner represents and warrants to the Contractor that the Owner has read and understood the Policy and the insurance coverage that the Policy provides in relation to the Works.
11. The Owner acknowledges and agrees that the Owner shall be liable to the Contractor for the cost of all or part of the Works plus margin and GST notwithstanding that all or part of the Works fall outside the Owner's Policy or Claim coverage or if the Works exceed the sum insured under the Policy.
12. If the Claim is denied, withdrawn or otherwise invalid, the Cost Plus Price together with all other fees and charges previously agreed between the Owner and the Insurer will be payable by the Owner on an 'as invoiced' basis.

Public Liability Insurance

13. The Contractor shall effect and maintain a Public Liability Insurance Policy that will cover the parties' respective liability for loss or damage to property (other than property required to be insured by clause 14) and the death of or injury to any person (other than liability which the law requires to be covered under a workers compensation insurance policy) and will provide such insurance cover for an amount in respect of any one occurrence of not less than the sum \$10,000,000.

Works Insurance

14. The Contractor shall effect and maintain a Construction Risks Insurance Policy that will cover the Contractor's liability for loss and damage resulting from carrying out the Works and will provide insurance cover for an amount not less than the Cost Plus Price.

Variations to Works

15. The following constitutes a Variation to the Works (**Variation**):
 - (a) Any amendment and/or addition to the Works, the Scope of Works and/or any Plans and Specifications;
 - (b) Any work that, in the Contractor's opinion, is additional to the Works, including but not limited to, any additional items of work that are not referred to in or are not required to be performed in the Scope of Works and/or any of the Plans and Specifications;
 - (c) A change in any law affecting the Works or any direction by any Authorities following the date of signing this Contract;
 - (d) A discrepancy, ambiguity or omission in or between any of the Plans and Specifications that cannot be resolved by any interpretation of those Plans and Specifications without reference to other documents or information; or
 - (e) A physical condition on the Site and its near surrounds, including artificial things and weather conditions, which differs materially from the physical conditions which could reasonably have been anticipated by a competent contractor prior to signing this Contract.
16. To the extent that a Variation requires the Contractor to perform any work that is additional to the Works and, in the Contractor's opinion, may result in an increase to the Cost Plus Price and/or delay the Works, the parties agree that the Contractor will not be required to perform the additional work unless and until the parties agree in writing that the Contractor shall carry out the Variation and the price for same.
17. The Owner acknowledges and agrees that any additional work resulting from a Variation shall be priced by the Contractor using reasonable rates or prices and shall include an amount of 15% for overheads, preliminaries and profit and 10% for GST, which price shall be added to the Cost Plus Price.

Practical completion of Works and Payment

18. The Owner irrevocably authorises the Insurer to make direct payment of the Cost Plus Price to the Contractor upon practical completion of the Works (except for any omissions or defects that do not prevent the Works from being reasonably capable of being used for their intended purpose) or as otherwise agreed between the Insurer and the Contractor. If the Owner is required to pay the Contractor under clauses 11 or 12, payment must be made by the Owner following a written request for payment from and practical completion of the Works by the Contractor.

Entire Agreement

19. This Contract (including these Terms and Conditions) contains the entire understanding and agreement between the parties as to the Works and their respective rights and obligations and all previous agreements or understandings are of no force or effect.

Waiver and Exercise of Rights

20. A single or partial exercise or waiver of any right or remedy, or a failure or delay or other indulgence or concession by the Contractor in exercising any right or remedy under this Contract will not preclude any further exercise of that or any other right or remedy.

Severability

21. Any unenforceable provision of this Contract must be severed from the Contract without affecting the validity and enforceability of the remaining provisions.

Jurisdiction

22. Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the Courts of the State in which the Site is located.